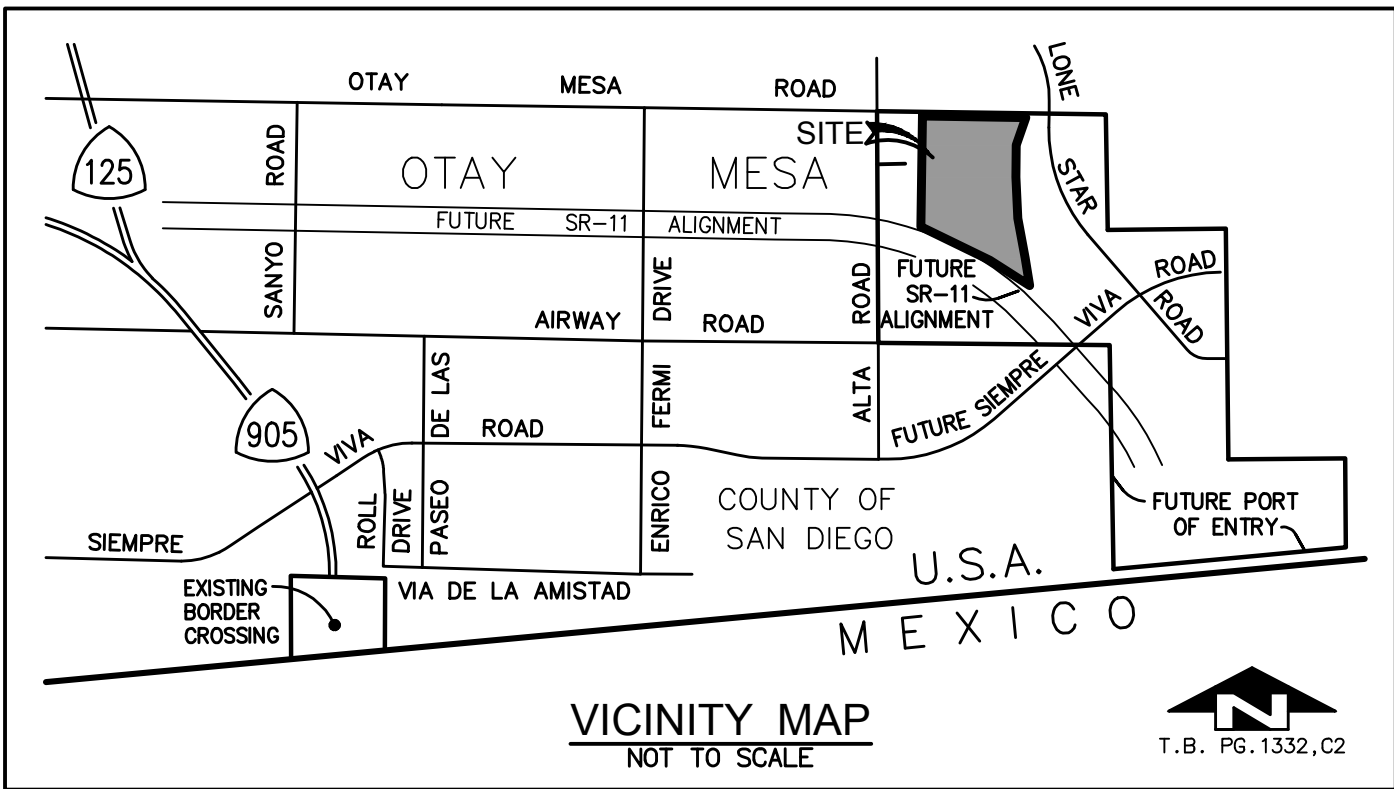
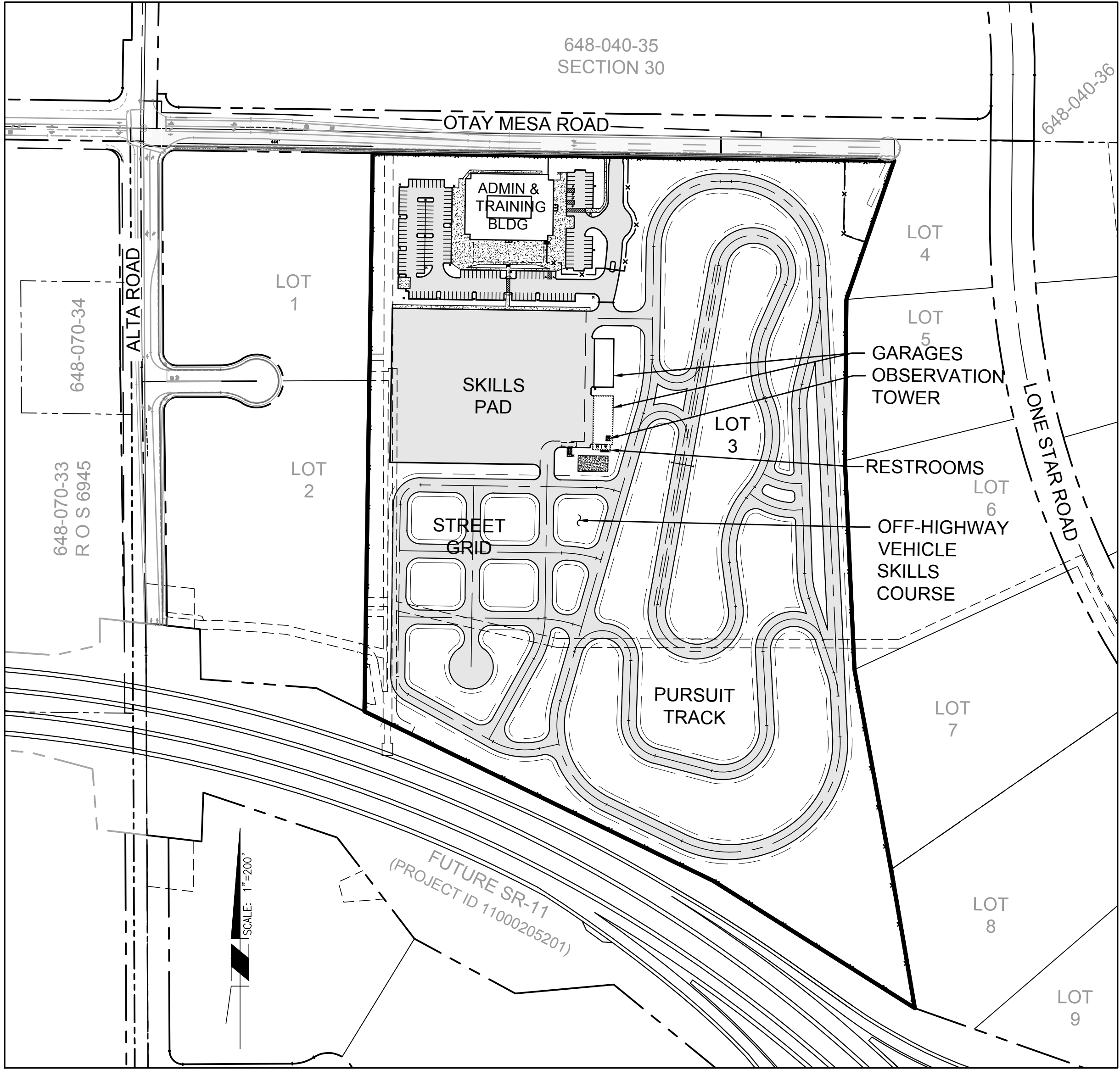


EMERGENCY VEHICLE OPERATIONS COURSE
OTAY MESA ROAD
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT
PROJECT NO. PDS2017-MUP-17-019
ENVIRONMENTAL LOG NO. PDS2017-ER-93-19-006ZZC



NOTES

- GROSS/NET AREA: 40.0 ACRES
- MUP BOUNDARY AREA: 40.0 ACRES
- GENERAL PLAN REGIONAL CATEGORY: VILLAGE/RURAL, EAST OTAY MESA SPECIFIC PLAN, MIXED INDUSTRIAL
- TOPOGRAPHIC SOURCE: STEVENS GRESTO ENGINEERING INC., TRACT 5405-1 DESIGN 10/2017, 2ND DESIGN SUBMITTAL.
- ASSOCIATED REQUESTS: NONE
- WATER DISTRICT: OTAY WATER DISTRICT
- SEWER DISTRICT: SAN DIEGO COUNTY SANITATION DISTRICT
- GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
- FIRE DISTRICT: SAN DIEGO COUNTY RURAL FIRE DISTRICT
- THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING USE, OPERATION AND MAINTENANCE AN EMERGENCY VEHICLE OPERATION COURSE. INCLUDING APPURTENANT AND ANCILLARY USES AS WELL AS INTERIM USES AS IDENTIFIED ON THE PLAN.
- THE EXACT LOCATION AND DIMENSIONS OF ALL BUILDINGS, STRUCTURES, EQUIPMENT, PURSUIT TRACK, VEHICLE CONTROL, STREET GRID, OBSERVATION TOWER, SKILLS PAD, OFF-HIGHWAY VEHICLE SKILLS COURSE ARE TYPICAL AND EXACT DIMENSIONS AND LOCATIONS MAY VARY. A MINOR DEVIATION WILL BE REQUIRED IF SIZE AND LOCATION DO NOT SUBSTANTIALLY MATCH WHAT IS INDICATED IN THESE TYPICAL LAYOUTS. ALTHOUGH THEY SHALL SUBSTANTIALLY CONFORM TO WHAT IS INDICATED ON THE PLANS TO REFLECT THE APPROXIMATE BULK, SCALE AND SIZE.
- LIGHTING FOR MAINTENANCE AND SECURITY PURPOSES ONLY. SHIELDED LIGHTING LOCATED AT ENTRANCE GATES, PARKING LOT AND BUILDING ENTRANCES SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS AND THE COUNTY LIGHT POLLUTION CODE. LIGHTING SHALL BE ARCHITECTURAL AND SHIELD AND NOT OVERFLOW FROM AREA. BUILDING ILLUMINATION AND ARCHITECTURE LIGHTING SHALL BE INDIRECT IN CHARACTER (NO LIGHT SOURCE VISIBLE). PARKING LOT LIGHTING SHALL COMPLY WITH SAN DIEGO COUNTY ZONING ORDINANCE #6792. ALL OUTDOOR LIGHTING WILL COMPLY WITH SAN DIEGO COUNTY ZONING ORDINANCE SECTION #6300.
- PHASING - PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE. THE PROPOSED PERIMETER FENCING, TRACK AREAS AND THE LANDSCAPING LOCATED IN THE 20' LANDSCAPE SETBACK WILL BE INSTALLED WITH THE FIRST PHASE OF DEVELOPMENT. ALL TEMPORARY STRUCTURES WILL BE LANDSCAPED PER THE REQUIREMENTS OUTLINED IN EOMSP.
- ALL DISTURBED AREAS WOULD BE COVERED WITH GRAVEL, BINDING AGENT, OR NON-IRRIGATED HYDROSEED MIX FOR DUST SUPPRESSION. THE OFF-HIGHWAY VEHICLE SKILLS COURSE WILL BE WATERED (SPRINKLERED) FOR DUST SUPPRESSION PURPOSES. OFF-HIGHWAY VEHICLE SKILLS COURSE WILL BE WATERED PRIOR TO USAGE AND/OR WHEN WIND CONDITIONS ARE OVER 25 MPH OCCUR.
- SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
- PROPOSED FLOOR AREA RATIO: 0.036 (62,240 S.F./40 AC.)
- PROPOSED BUILDING COVERAGE: 37,240 S.F.
- THE PROJECT WILL COMPLY WITH ALL POLICIES, REGULATIONS AND STANDARDS OUTLINED IN THE EOMSP.
- ALL PARKING AREAS WILL BE SCREENED FROM PUBLIC VIEW AND LANDSCAPED PER THE REQUIREMENTS OF THE COUNTY'S PARKING DESIGN MANUAL AND THE EOMSP.
- EROSION CONTROL LANDSCAPING SHALL BE PROVIDED FOR ALL MANUFACTURED SLOPES OVER 3' IN VERTICAL HEIGHT PER THE COUNTY'S GRADING ORDINANCE AND CONTAINER SIZES AND ON-COURSE SPACING PER THE REQUIREMENTS OF THE EAST OTAY MESA SPECIFIC PLAN. THIS INCLUDES TEMPORARY SLOPES AND ALL FINAL SLOPES.
- FINAL LANDSCAPE PLANS SHALL SHOW ALL PROPOSED RETAINING WALLS, INCLUDING OVERALL HEIGHTS, DISTANCE FROM LANDSCAPE SETBACKS, AND MATCH THE PROJECT GRADING PLANS.
- FINAL LANDSCAPE PLANS WILL SHOW OUTDOOR PASSIVE OR RECREATIONAL AREAS FOR THE PROJECT AND IDENTIFY A MINIMUM OF 200 SQ. FT. OF SHADED, USEABLE OPEN SPACE.
- ALL PROPOSED PLANT MATERIAL WILL BE DROUGHT TOLERANT, NON-INVASIVE, AND FIRE-WISE AND IS CAPABLE OF SURVIVING ON THEIR OWN AFTER PLANT ESTABLISHMENT.
- TREE PLANTING IN THE REQUIRED SETBACKS WILL BE COORDINATED WITH PLANTING IN THE PUBLIC RIGHT-OF-WAY AND CONSISTENT WITH THE PUBLIC RIGHT-OF-WAY STREETSCAPES.
- ALL PARKING AREAS WITH TEN PARKING SPACES OR MORE, WILL INCLUDE A MINIMUM OF ONE PLANTED ISLAND (5'X18') FOR EVERY TEN SPACES. PLANTING WILL INCLUDE ONE 24 BOXED CANOPY TREE AND 5-GALLON SHRUBS CAPABLE OF ACHIEVING A MINIMUM 60% COVERAGE WITHIN TWO GROWING SEASONS PER ISLAND.
- ALL LANDSCAPING WILL BE COMPLIANT WITH THE PROJECTS FIRE PROTECTION PLAN.
- PAVING THICKNESS UNDERCUT AND R&R TO BE DETERMINED PER SOILS REPORT.
- AIR CONDITIONING UNIT FOR ADMIN/TRAINING BUILDING SHALL BE LOCATED ON THE ROOF AND FULLY SCREENED.
- PROJECT SIGNAGE SHALL BE CONFORMANCE WITH SAN DIEGO COUNTY ZONING ORDINANCE SECTION #6250.
- THE PROJECT WILL PROVIDE 8,000 SQ. FT. OF USABLE OPEN SPACE PURSUANT TO THE EOMSP. THE LOCATION, SCREENING, AND DESIGN WILL COMPLY WITH THE SITE PLANNING STANDARDS SET FORTH IN TABLE 3.2-1 OF THE EOMSP.
- THE PROJECT WILL PROVIDE 200 SQ. FT. OF COVERED OUTDOOR PASSIVE OR RECREATIONAL AREA PURSUANT TO THE EOMSP.
- SAFETY AND CRASH CONTROL MEASURES, MAY INCLUDE BUT NOT LIMITED TO EARTHEN BERM, TYRE BARRIERS, PLASTIC SAFETY BARRIER, SAFER BARRIER. THE TYPE AND LOCATION OF THESE MEASURES WILL BE APPROVED BY THE COUNTY OF SAN DIEGO PLANNING AND DEVELOPMENT SERVICES PRIOR TO BUILDING PERMIT ISSUANCE.
- ALL PARKING AREAS AND USEABLE OPEN SPACE WILL BE SCREENED FROM PUBLIC VIEW AND LANDSCAPED PER THE REQUIREMENTS OF THE COUNTY'S PARKING DESIGN MANUAL AND THE EOMSP.
- PROJECT ENTRY GATES SHALL BE DESIGNED AND CONSTRUCTED TO MEET COUNTY OF SAN DIEGO DESIGN STANDARDS DS-17 TO THE SATISFACTION OF THE COUNTY FIRE AUTHORITY.
- ROOFTOPS OF THE ADMIN AND GARAGE BUILDINGS MAY BE USED FOR FUTURE SOLAR EQUIPMENT INSTALLATIONS.
- SITE ACCESS GATE(S) TO BE EQUIPPED WITH FIRE DEPARTMENT APPROVED STROBE LIGHT ACTIVATION AND KNOX KEY-OPERATED SWITCH.



KEY MAP
SCALE: 1"=200'

PARKING SUMMARY TABLE:

USE	RATIO	REQUIRED	PROVIDED	REMARKS
STAFF/ADMIN & TRAINING BLDG.	1 SPACE PER	20	20	20 STAFF
STUDENT/TRAINEE	3 SPACES PER 1,000 SF/GFA	187	150 *	62,240 SF/GFA
	TOTAL	207	170	INCL. (6 ADA)

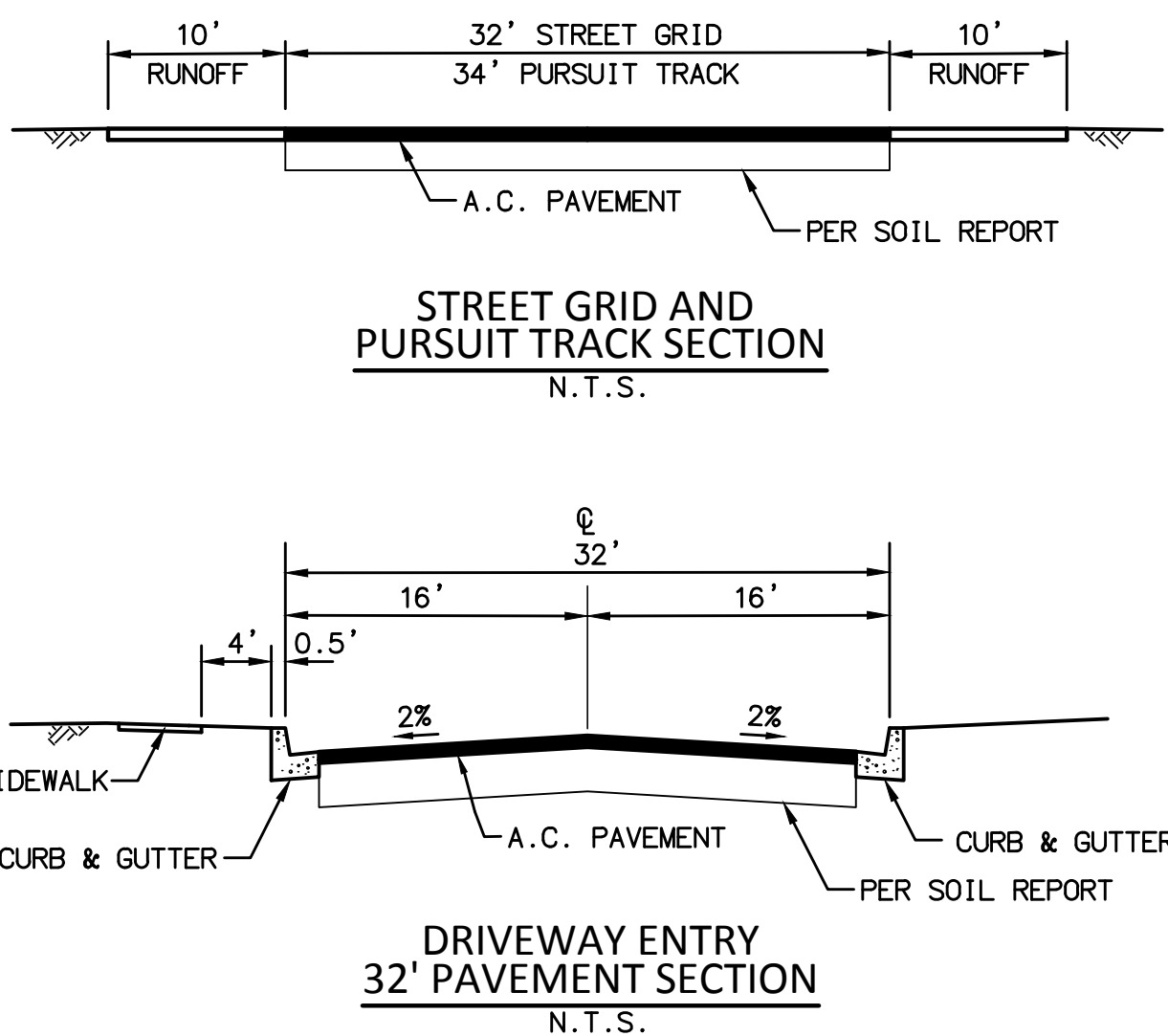
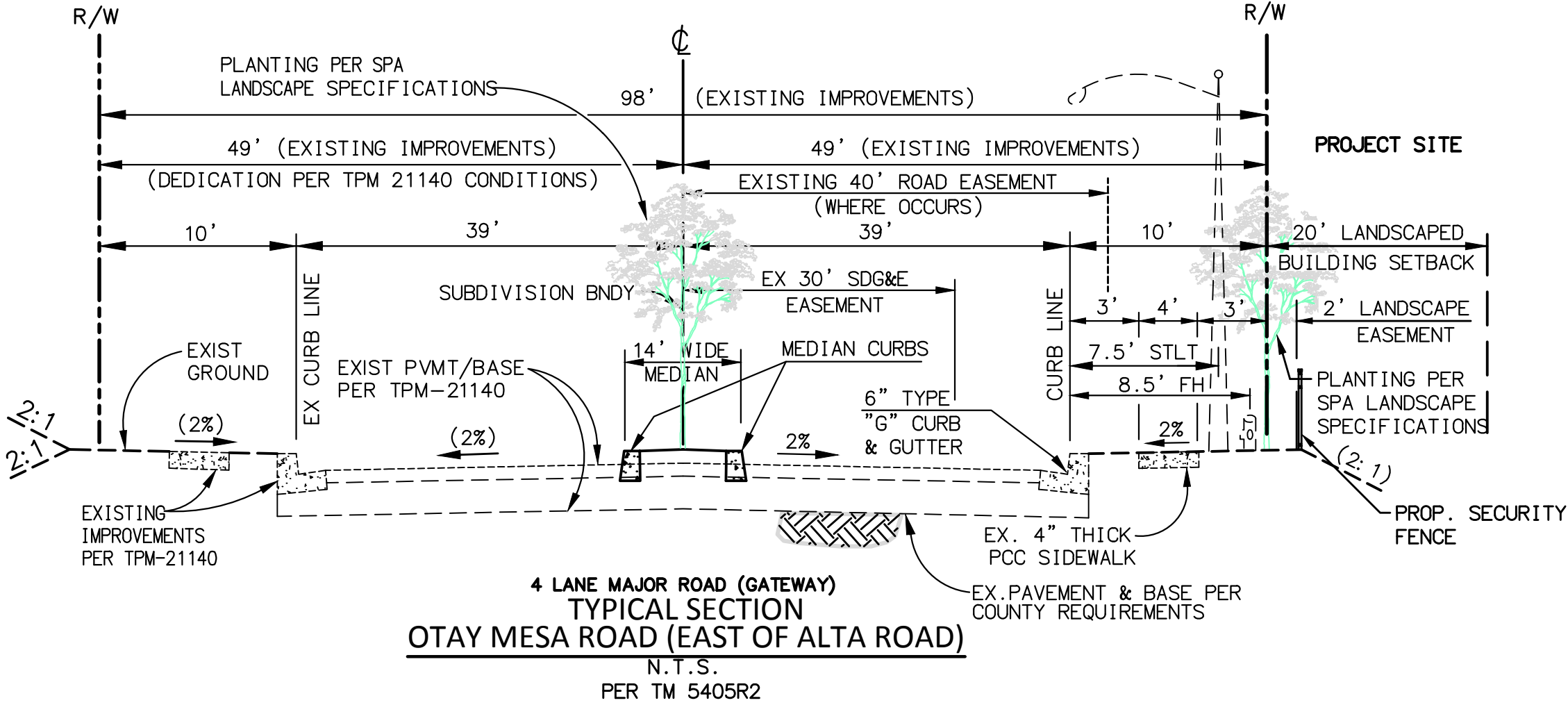
* 150 SPACES PROVIDED, BASED ON 50,000 SF ADMIN & TRAINING BUILDING

BICYCLE PARKING:

STUDENT/TRAINEE	0.1 SPACE PER	18	20	180 STUDENTS
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BUILDING SUMMARY TABLE:

TYPE	STORY	MAX. HT.	COVERAGE	SF
ADMIN & TRAINING BLDG	2	60'	200'X150'	50,000
COVERED OBSERVATION AREA	1	40'	50'X40'	2,000
PARKING GARAGE	1	40'	110'X44'	4,840
PARKING GARAGE W/ROOFTOP	1	40'	110'X44'	4,840
OBSERVATION TOWER	1	40'	10'X10'	4,940
RESTROOM	1	20'	39'X12'	460
TOTAL GFA:				62,240



ASSESSOR PARCEL NUMBER

648-070-03 (PORTION)

LEGAL DESCRIPTION

PORTION OF THE NORTHEAST QUARTER OF SECTION 31 TOGETHER WITH PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32 BOTH IN TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, GRID BEARING BETWEEN STATION 5109 AND STATION 4022 PER R.O.S. NO. 14841, I.E., N 27°32'13" E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION 5109 IS 1.00001936 CONVERGENCE ANGLE AT STATION 5109 IS -00°22'21" GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

BENCHMARK

BRASS DISC IN STREET COURSELINE WELL MONUMENT COURSELINE INTERSECTION OF OTAY MESA ROAD AND ALTA ROAD.

ELEVATION = 619.86 DATUM: NGVD '29

SITE ADDRESS:

SOUTHEAST OF THE INTERSECTION OF ALTA ROAD AND OTAY MESA ROAD SAN DIEGO, CA 92154

ZONING

ZONE	
USE REGULATIONS	S-88
ANIMAL REGULATIONS	D
DENSITY	---
LOT SIZE	30,000 SF
BUILDING TYPE	W
MAX. BUILDING COVERAGE	0.4
FLOOR AREA RATIO	0.4
HEIGHT	60'
LOT COVERAGE	0.40
SETBACK	V
OPEN SPACE	---

SETBACKS (SPECIFIC TO EVOC)

ZONE	
OTAY MESA ROAD (FROM R/W)	20'
SR-11 (FROM R/W)	25'
INTERIOR SIDE YARD	15'
REAR YARD SETBACK	0'
SPECIAL AREA REGULATIONS	B

OWNER:

KEARNEY REAL ESTATE COMPANY
JOHN V. BRAGG, JR., PARTNER
402 W BROADWAY, SUITE #180
SAN DIEGO, CA 92101
(619) 702-8130

APPLICANT:

COUNTY OF SAN DIEGO
DEPARTMENT OF GENERAL SERVICES, PROJECT
MANAGEMENT DIVISION
TOM HOERSTMAN, CAPITAL PROJECTS MANAGER
5560 OVERLAND AVE, SUITE #410
SAN DIEGO, CA 92123
(858) 694-3989

PLANNER/ENGINEER

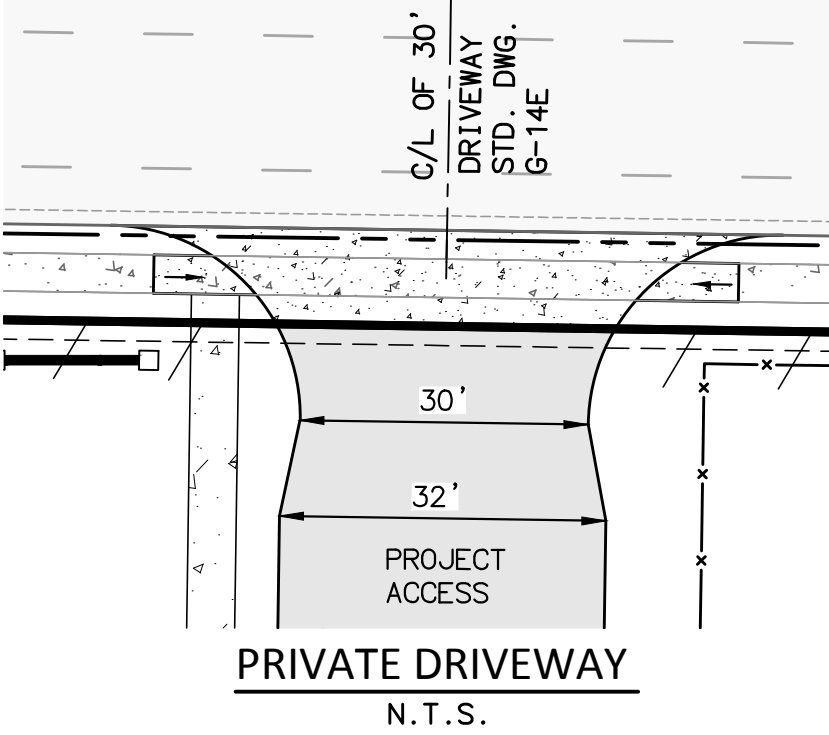
MICHAEL BAKER INTERNATIONAL
STEVE WRAGG
9755 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92124
(858) 614-5000

TRACK DESIGN

TRACKPLAN.NET LLC
BILL HOWARD
TUCSON, AZ 85742
(520) 572-2448

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - PLOT PLAN
SHEET 3 - ELEVATIONS & DETAILS

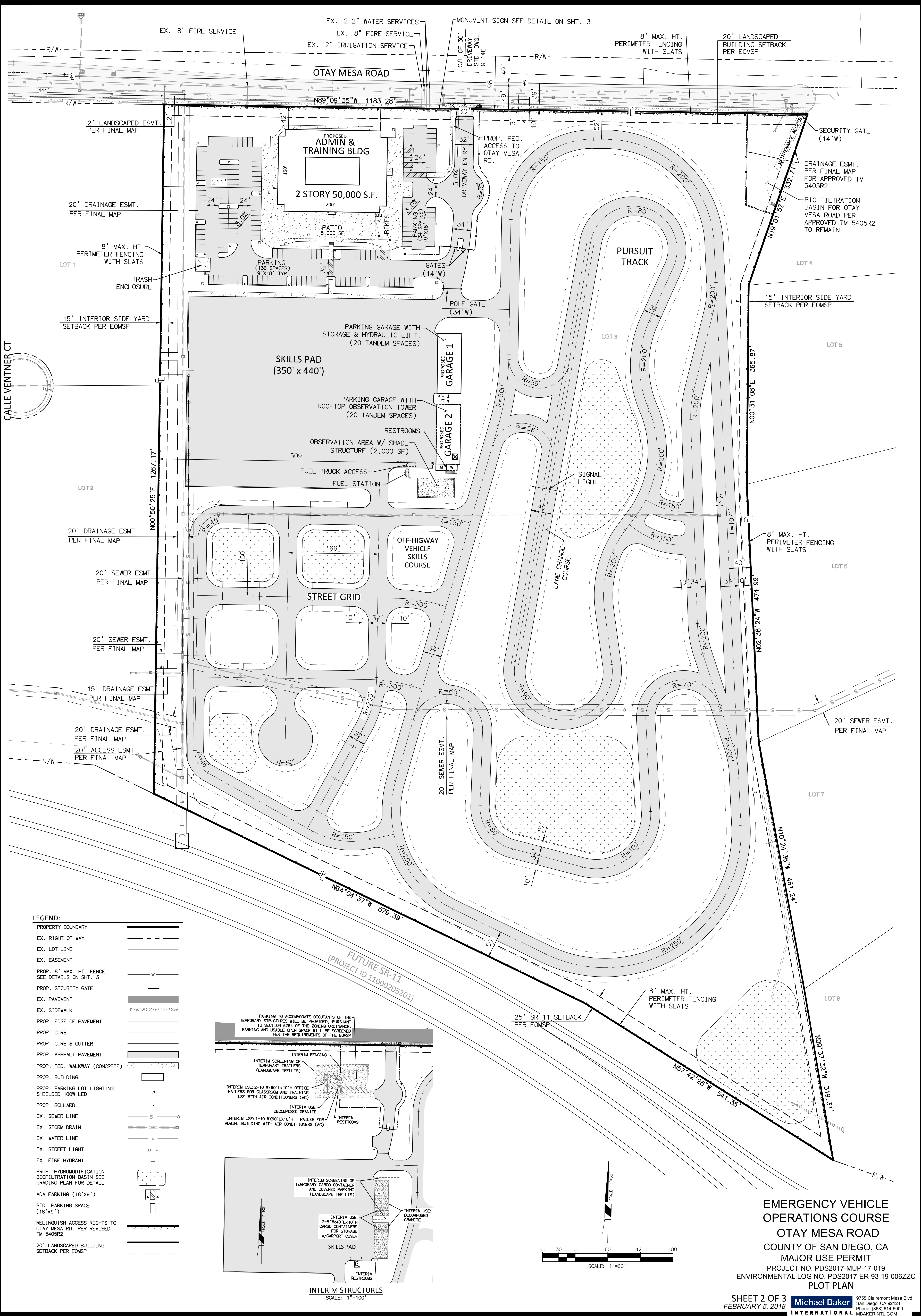


EMERGENCY VEHICLE OPERATIONS COURSE
OTAY MESA ROAD
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT

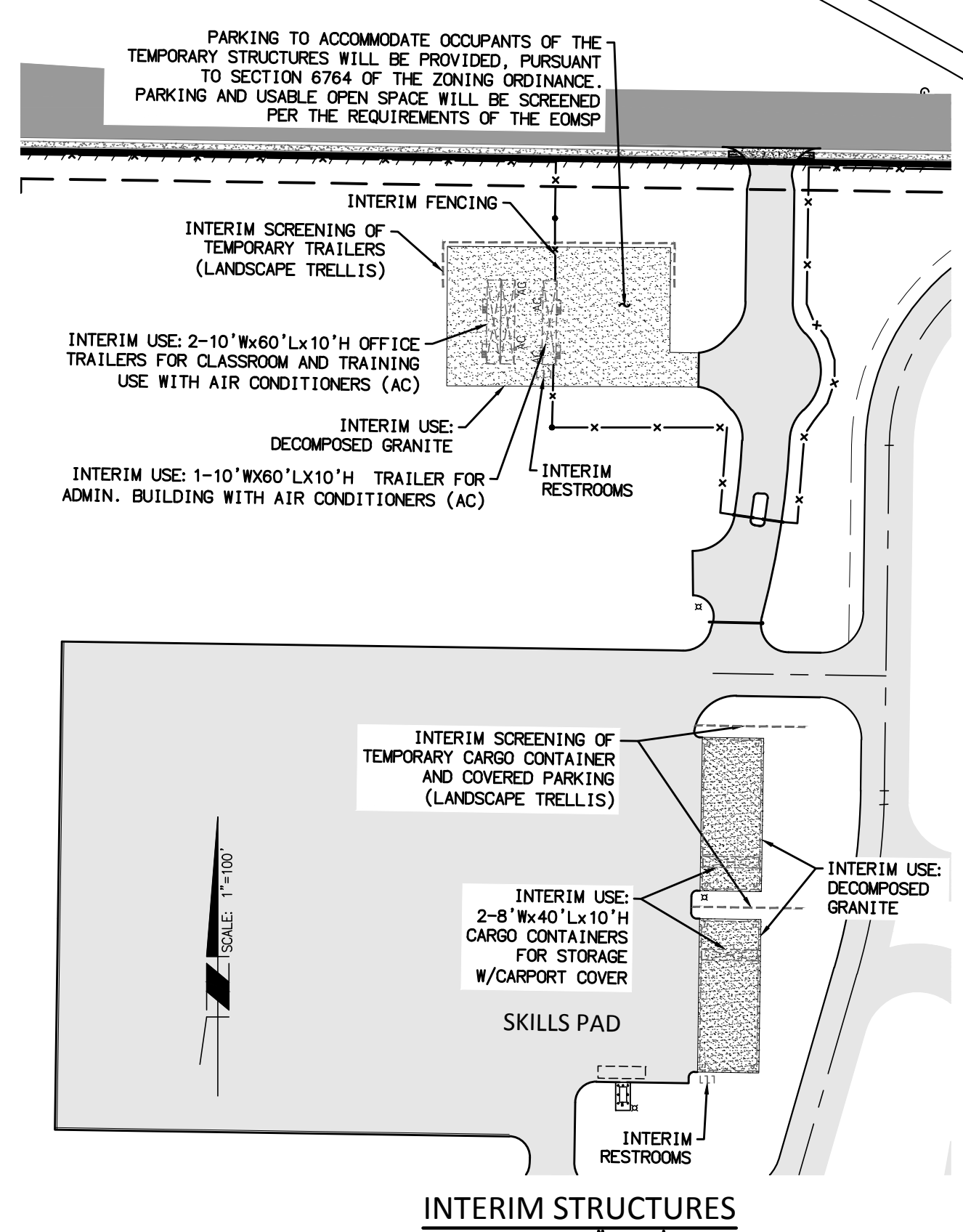
PROJECT NO. PDS2017-MUP-17-019
ENVIRONMENTAL LOG NO. PDS2017-ER-93-19-006ZZC
TITLE SHEET

SHEET 1 OF 3
FEBRUARY 5, 2018

Michael Baker
INTERNATIONAL
9755 Clairemont Mesa Blvd.
San Diego, CA 92124
Phone: (858) 614-5000
MBAKERINTL.COM



- LEGEND:**
- PROPERTY BOUNDARY
 - EX. RIGHT-OF-WAY
 - EX. LOT LINE
 - EX. EASEMENT
 - PROP. 8' MAX. HT. FENCE
SEE DETAILS ON SHT. 3
 - PROP. SECURITY GATE
 - EX. PAVEMENT
 - EX. SIDEWALK
 - PROP. EDGE OF PAVEMENT
 - PROP. CURB
 - PROP. CURB & GUTTER
 - PROP. ASPHALT PAVEMENT
 - PROP. PED. WALKWAY (CONCRETE)
 - PROP. BUILDING
 - PROP. PARKING LOT LIGHTING
SHIELDED 100W LED
 - PROP. BOLLARD
 - EX. SEWER LINE
 - EX. STORM DRAIN
 - EX. WATER LINE
 - EX. STREET LIGHT
 - EX. FIRE HYDRANT
 - PROP. HYDROMODIFICATION
BIOFILTRATION BASIN SEE
GRADING PLAN FOR DETAIL
 - ADA PARKING (18'x9')
 - STD. PARKING SPACE
(18'x9')
 - RELINQUISH ACCESS RIGHTS TO
OTAY MESA RD. PER REVISED
TM 5405R2
 - 20' LANDSCAPED BUILDING
SETBACK PER EOMSP



**EMERGENCY VEHICLE
OPERATIONS COURSE**
OTAY MESA ROAD
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT
PROJECT NO. PDS2017-MUP-17-019
ENVIRONMENTAL LOG NO. PDS2017-ER-93-19-006ZZC
PLOT PLAN

SHEET 2 OF 3
FEBRUARY 5, 2018

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EMERGENCY VEHICLE OPERATIONS COURSE

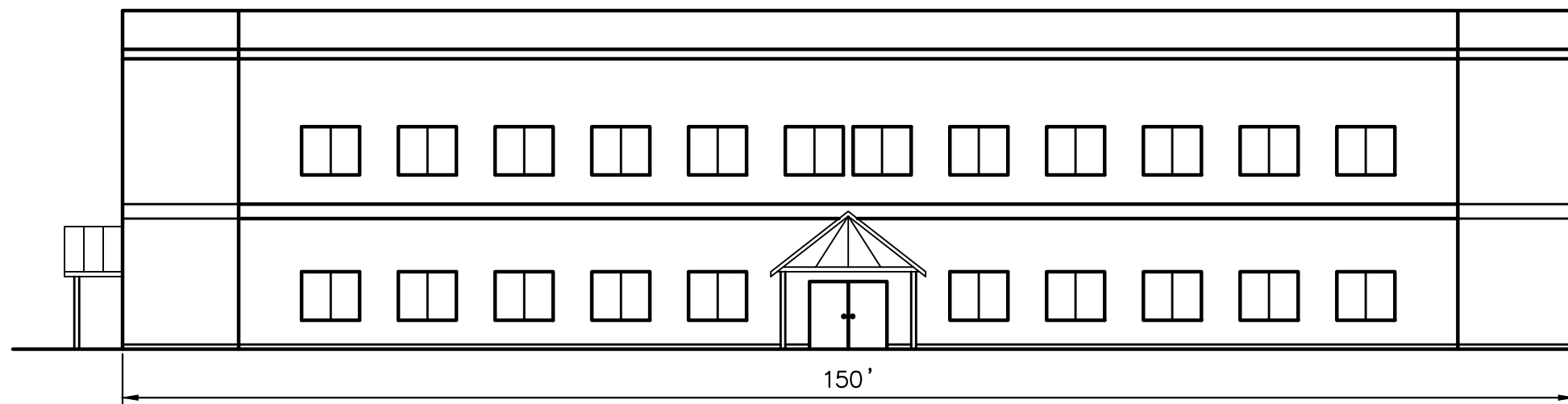
OTAY MESA ROAD

COUNTY OF SAN DIEGO, CA

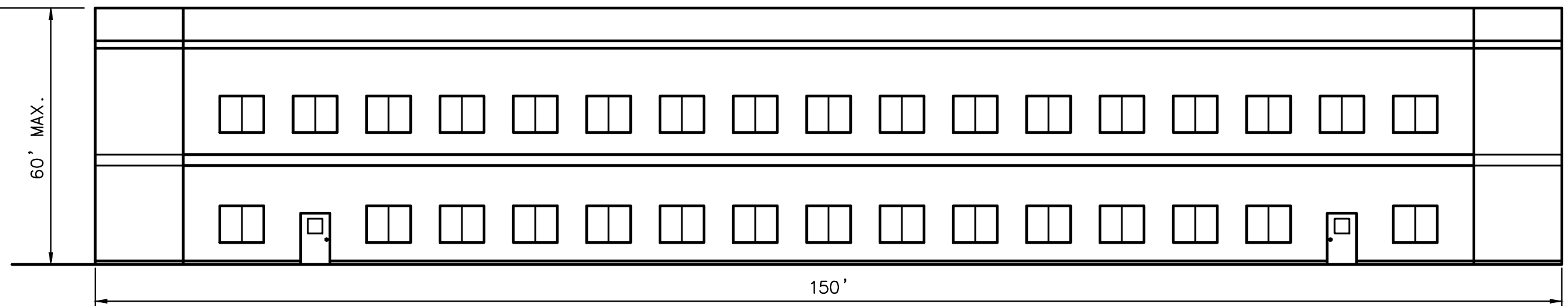
MAJOR USE PERMIT

PROJECT NO. PDS2017-MUP-17-019

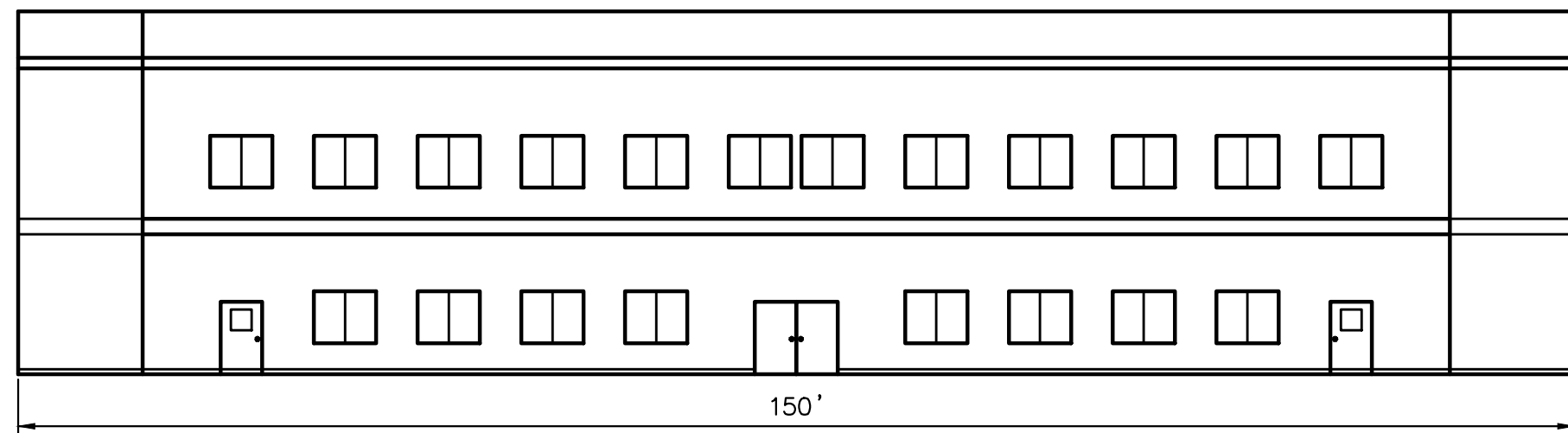
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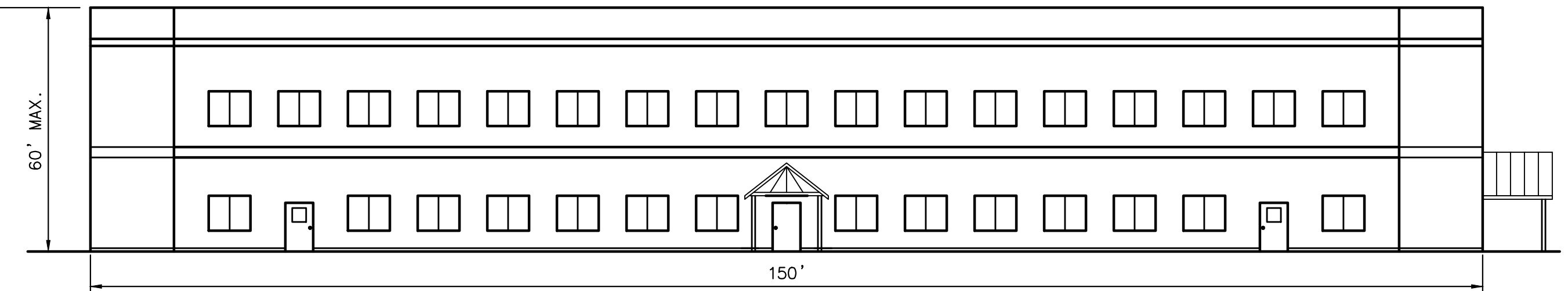
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SCALE: NTS



NORTH ELEVATION
SCALE: NTS

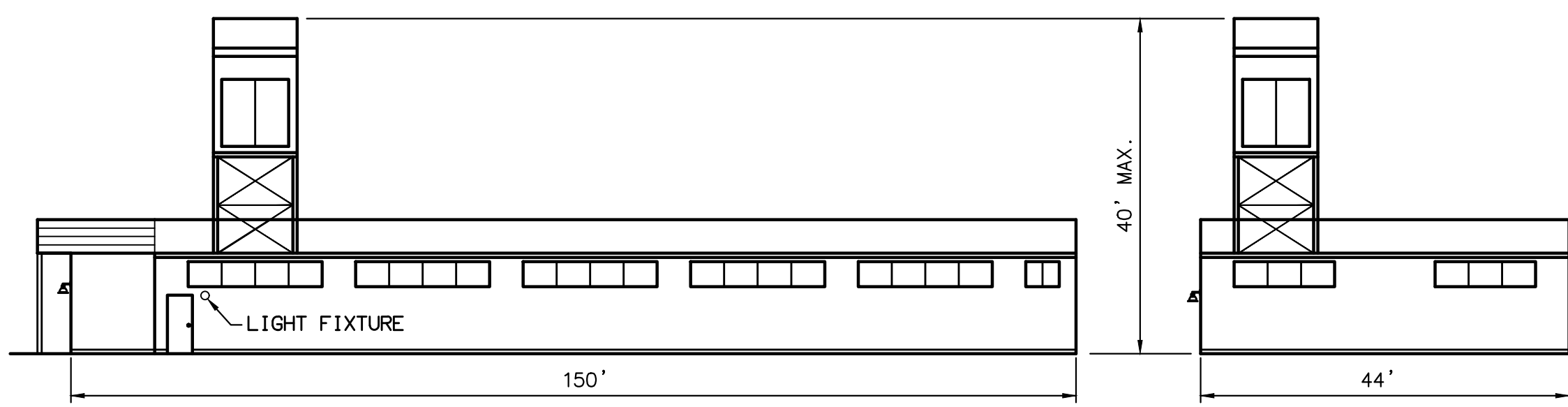


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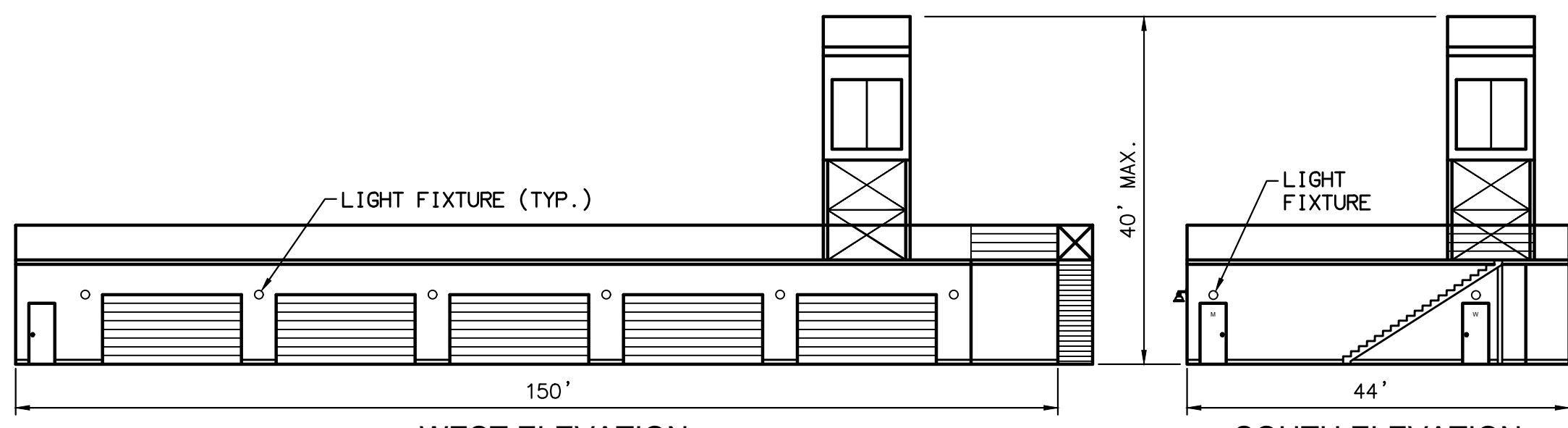
SOUTH ELEVATION
SCALE: NTS

NOTE:
1. ILLUSTRATIVE CONCEPT ONLY, SUBJECT TO CHANGE AT FINAL DESIGN.
2. BUILDING DESIGN AND EXTERIOR BUILDING MATERIALS AND COLORS SHALL COMPLY WITH EOMSP STANDARDS.
3. MAXIMUM BUILDING HEIGHT = 60'.
4. THESE ELEVATIONS ARE INTENDED AS AN EXAMPLE. DETAILED ELEVATIONS WILL BE SUBMITTED AFTER MUP APPROVAL THROUGH A MINOR DEVIATION PROCESS AND SHALL BE IN CONFORMANCE WITH THE SIZE, BULK AND SCALE OF THESE ELEVATIONS AND WILL BE DESIGNED IN ACCORDANCE WITH THE REGULATORY PROVISIONS OF THE EOMSP, ARCHITECTURAL STANDARDS - INDUSTRIAL DEVELOPMENT 3.2.3.



EAST ELEVATION
SCALE: NTS

NORTH ELEVATION
SCALE: NTS

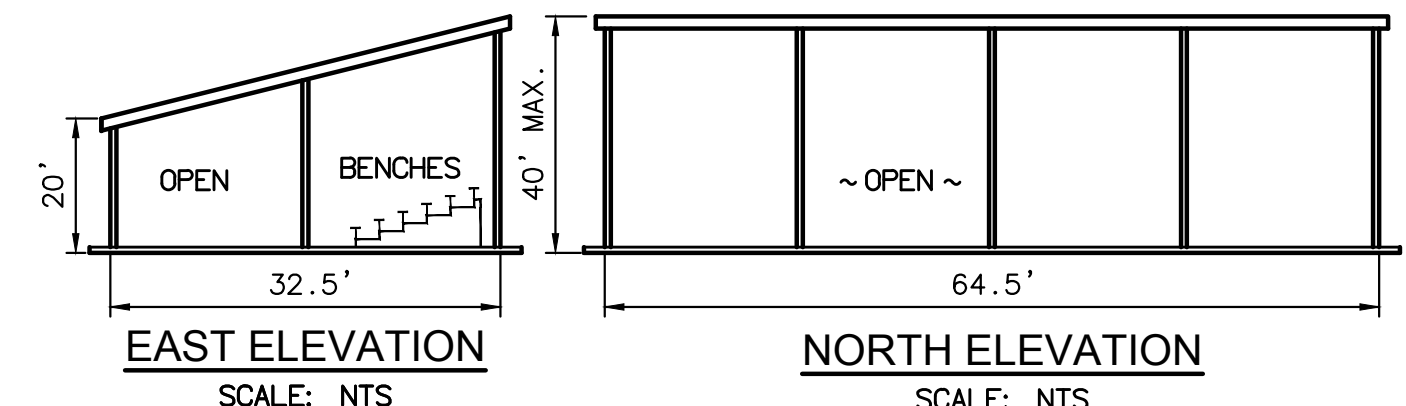


WEST ELEVATION
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SOUTH ELEVATION
SCALE: NTS

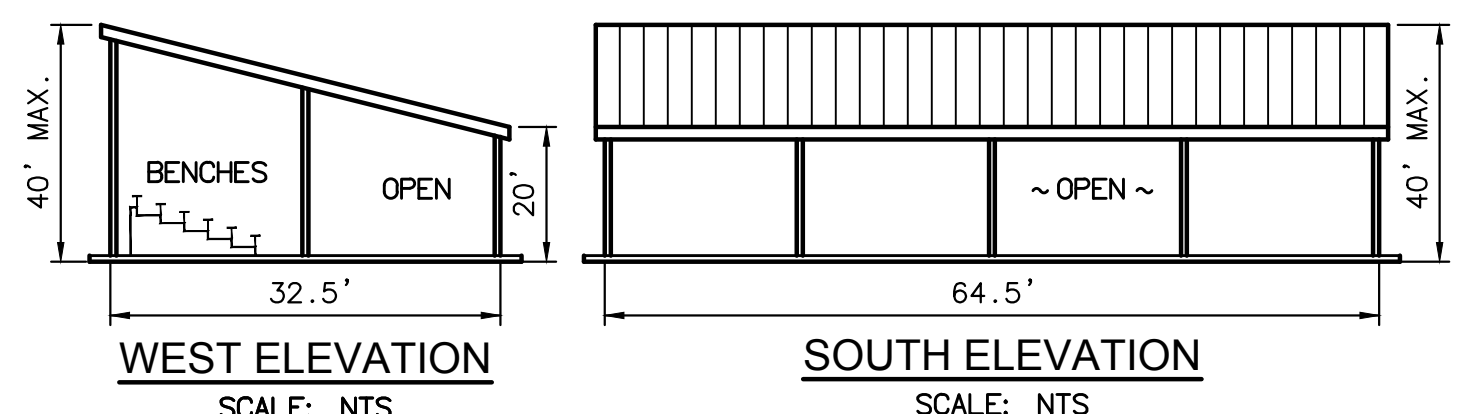
**GARAGE 1 &
GARAGE 2 (W/OBSERVATION TOWER)**
SCALE: NTS

NOTE:
1. ILLUSTRATIVE CONCEPT ONLY, SUBJECT TO CHANGE AT FINAL DESIGN.
2. BUILDING DESIGN AND EXTERIOR BUILDING MATERIALS AND COLORS SHALL COMPLY WITH EOMSP STANDARDS.
3. MAXIMUM BUILDING HEIGHT = 40'.
4. THESE ELEVATIONS ARE INTENDED AS AN EXAMPLE. DETAILED ELEVATIONS WILL BE SUBMITTED AFTER MUP APPROVAL THROUGH A MINOR DEVIATION PROCESS AND SHALL BE IN CONFORMANCE WITH THE SIZE, BULK AND SCALE OF THESE ELEVATIONS AND WILL BE DESIGNED IN ACCORDANCE WITH THE REGULATORY PROVISIONS OF THE EOMSP, ARCHITECTURAL STANDARDS - INDUSTRIAL DEVELOPMENT 3.2.3.



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NORTH ELEVATION
SCALE: NTS

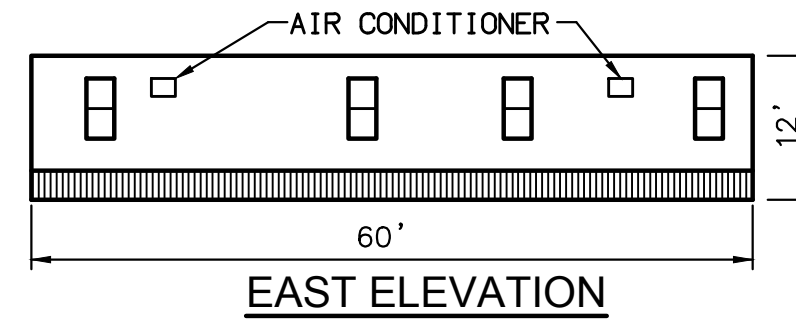


WEST ELEVATION
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SOUTH ELEVATION
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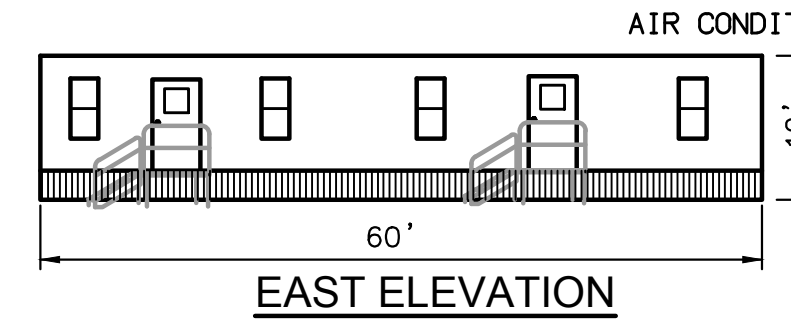
SHADE STRUCTURE
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NOTE:
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2. BUILDING DESIGN AND EXTERIOR BUILDING MATERIALS AND COLORS SHALL COMPLY WITH EOMSP STANDARDS.
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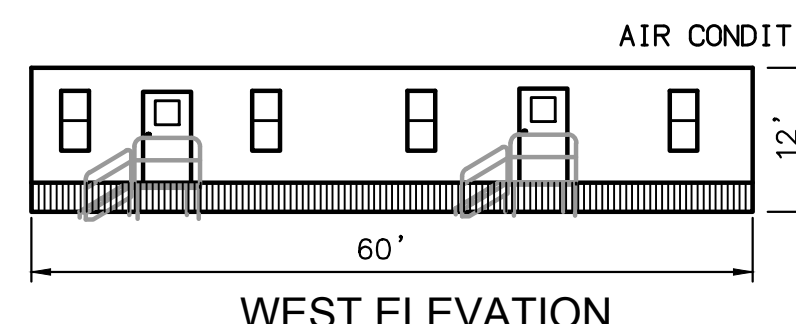
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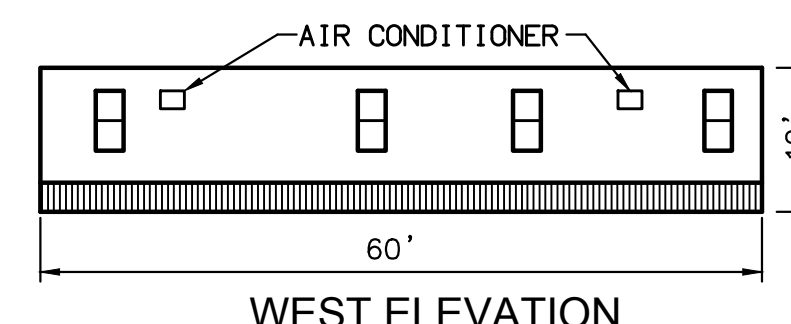
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NORTH ELEVATION
SCALE: NTS



WEST ELEVATION
SCALE: NTS

SOUTH ELEVATION
SCALE: NTS



WEST ELEVATION
SCALE: NTS

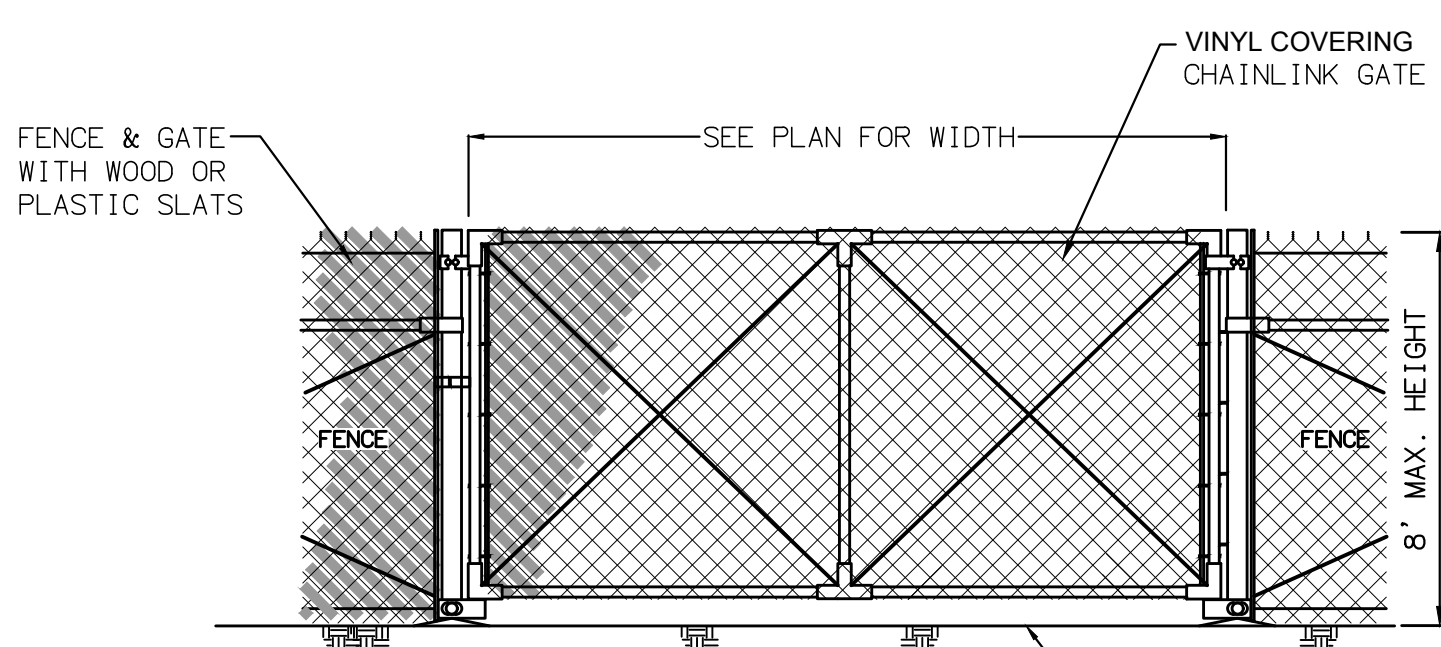
SOUTH ELEVATION
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CLASSROOM/TRAINING
SCALE: NTS

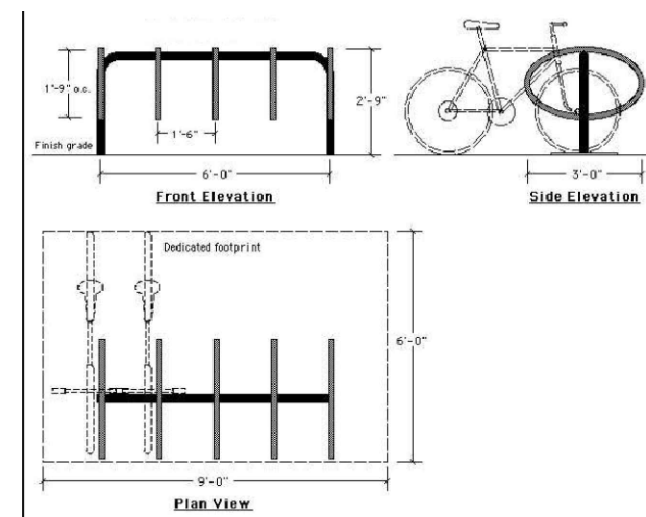
ADMINISTRATION
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INTERIM USE OFFICE TRAILERS (TYP.)

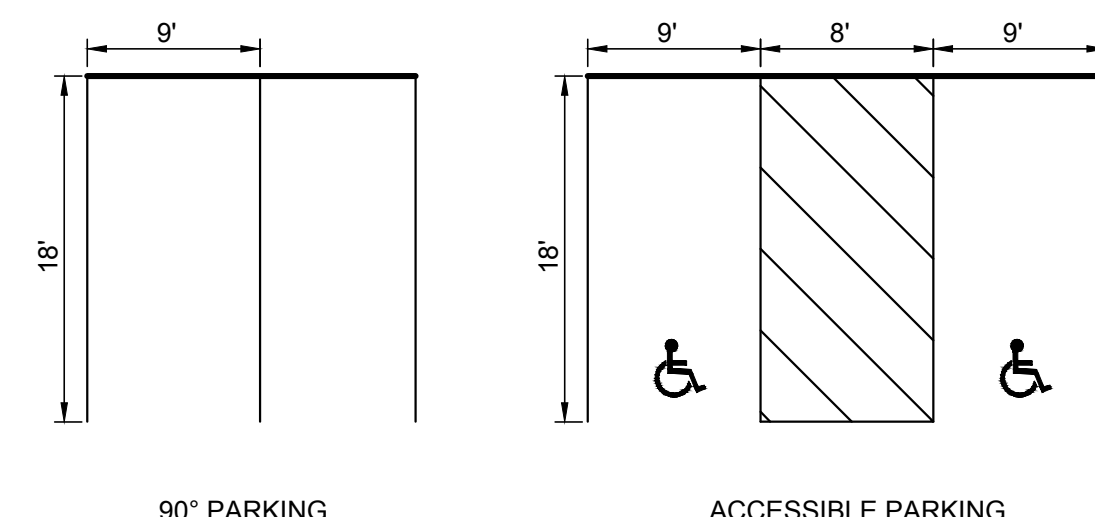
NOTE:
1. ILLUSTRATIVE CONCEPT ONLY.



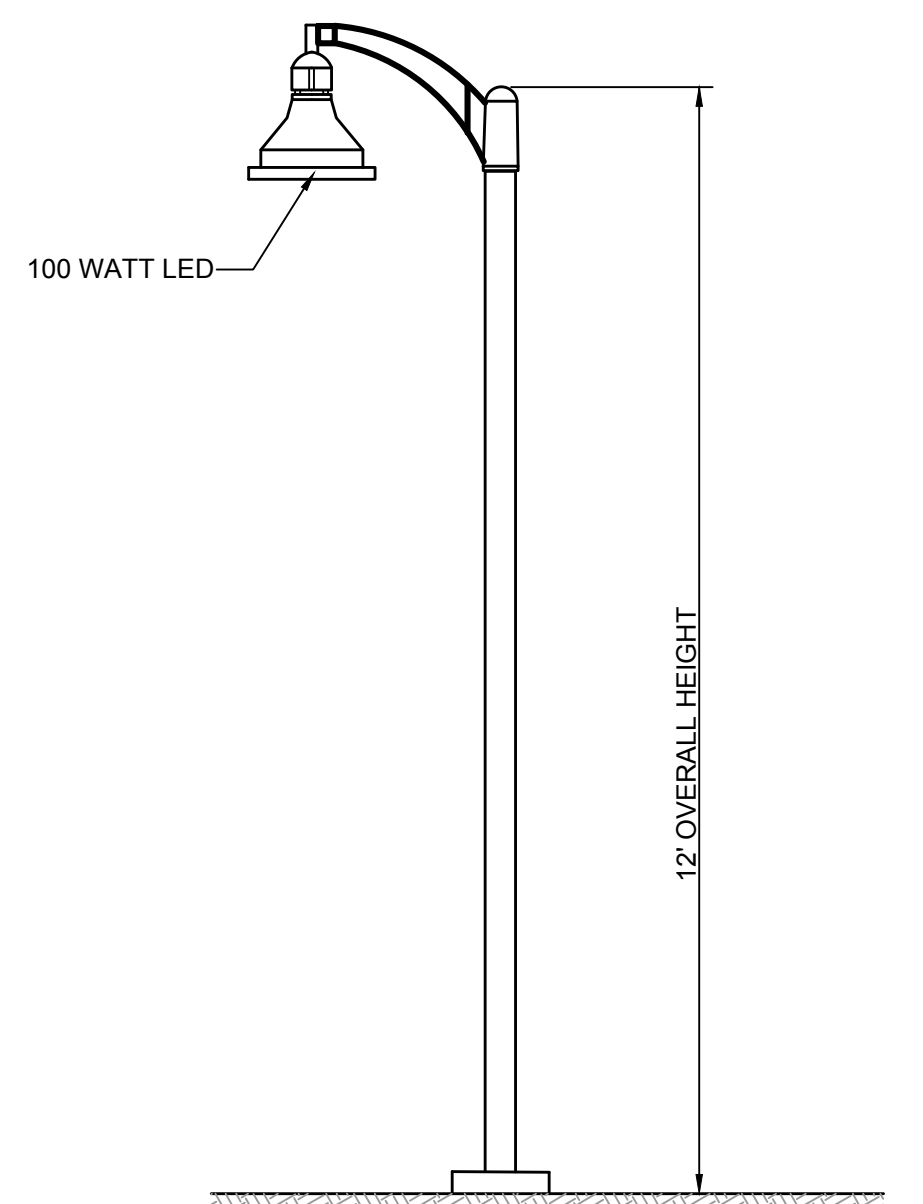
**ELEVATION
CHAINLINK GATE**
N.T.S.



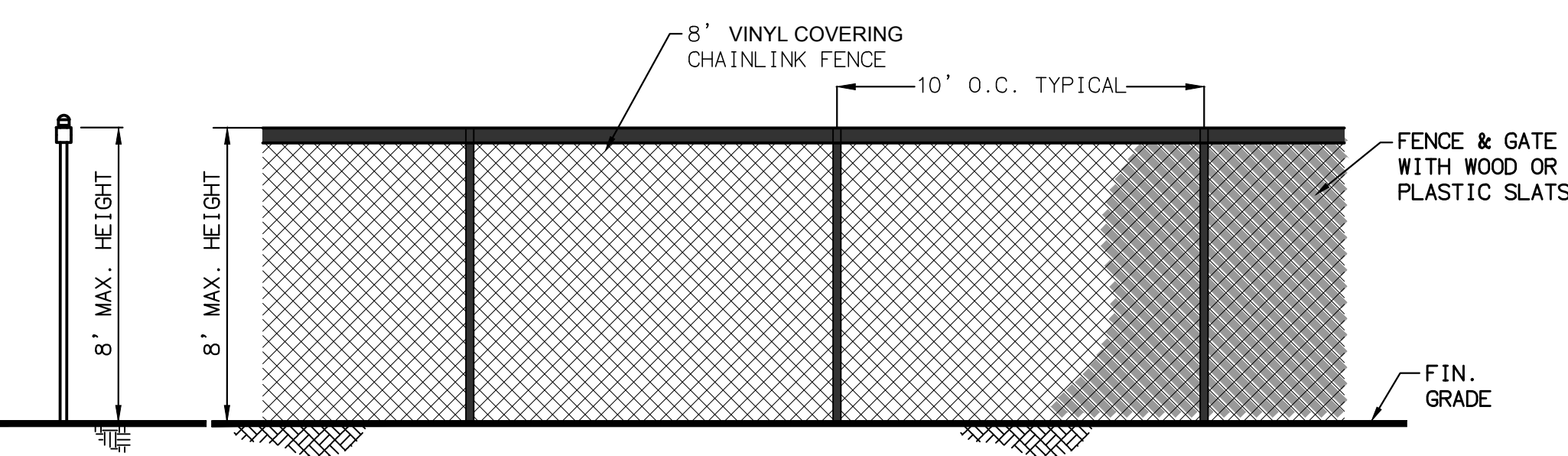
BICYCLE RACK DETAILS
N.T.S.



PARKING DETAILS
N.T.S.



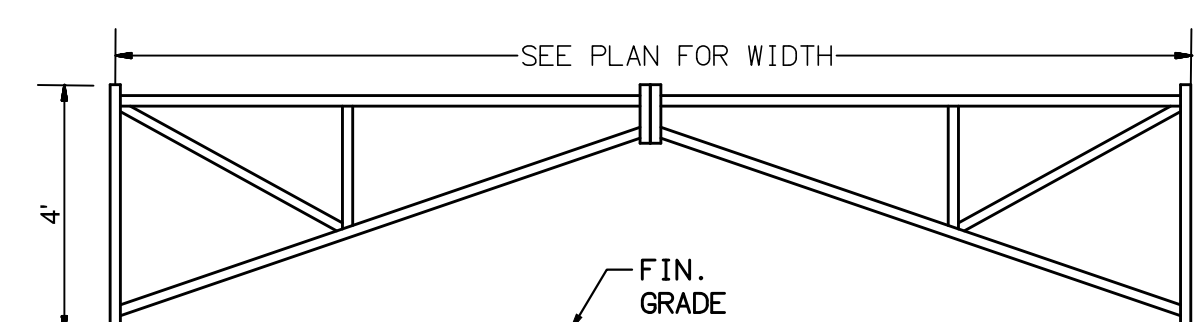
PROP. ACCESS DRIVE LIGHT (PRIVATE)
N.T.S.



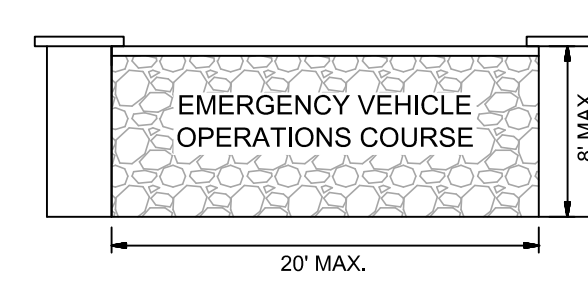
SECTION

**ELEVATION
CHAINLINK FENCING**
N.T.S.

8" VINYL COATED CHAIN-LINKED FENCE



POLE GATE DETAIL
N.T.S.



ENTRY MONUMENT SIGN
SCALE: NTS

SHEET 3 OF 3
FEBRUARY 5, 2018

Michael Baker
INTERNATIONAL

**EMERGENCY VEHICLE
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